



To the Honorable Council
City of Norfolk, Virginia

May 10, 2016

From: George M. Homewood, FAICP, CFM, Planning Director

Subject: **Special Exception for an Eating and Drinking Establishment at 849 East Little Creek Road – El Rey #2**

Reviewed:
Ronald H. Williams, Jr., Deputy City Manager

Ward/Superward: 3/7

Approved:
Marcus D. Jones, City Manager

Item Number: **R-14**

I. **Staff Recommendation:** Approval.

II. **Commission Action:** By a vote of **7 to 0**, the Planning Commission recommends **Approval**.

III. **Request:** Special Exception for an Eating and Drinking Establishment

IV. **Applicant:** El Rey #2

V. **Description:**

The applicant proposes to allow the existing restaurant, El Rey #2, to offer alcoholic beverages to its customers.

	Previous (El Rey #2)	Proposed (El Rey #2)
Hours of Operation and for the Sale of Alcoholic Beverages	No Alcohol (hours not regulated)	10:00 a.m. until 12:00 midnight, Monday through Friday 8:00 a.m. until 12:00 midnight, Saturday and Sunday
Seating Capacity	53 total capacity	49 seats indoors no seats outdoors 53 total capacity

VI. **Historic Resources Impacts**

- The building is not located within a federal, state, or local historic district.
 - Since the building on the site is at least 50 years old, it could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.

VII. Public Schools Impacts

The site is located in the Crossroads Elementary School, the Norview Middle School and Norview High School Attendance Zones.

Staff point of contact: Matthew Simons at 664-4750, matthew.simons@norfolk.gov

Attachments:

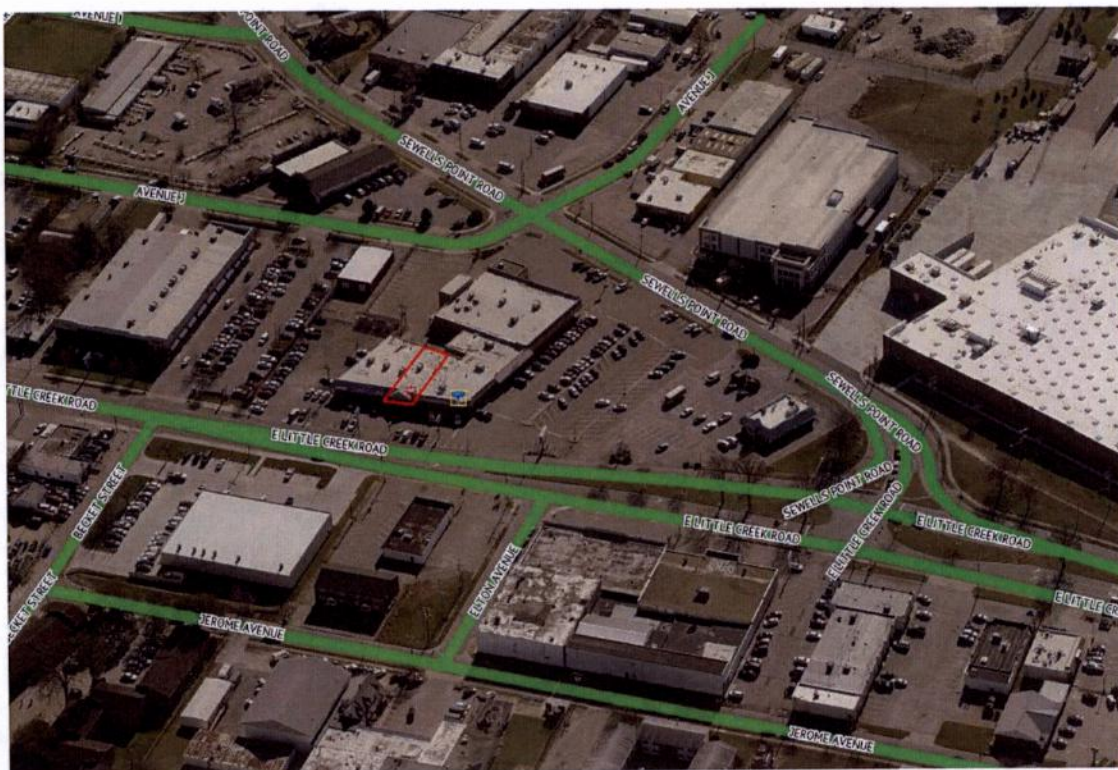
- Staff Report to CPC dated April 28, 2016 with attachments
- Letter of Support – Crossroads Civic League
- Proponents and Opponents
- Ordinance

Planning Commission Public Hearing: April 28, 2016

60 Executive Secretary: George M. Homewood, FAICP, CFM *gmn*

Planner: Matthew Simons, AICP, CZA, CFM *M.S.*

Staff Report	Item No. 12	
Address	849 East Little Creek Road	
Applicant	El Rey #2	
Request	Special Exception	Eating and Drinking Establishment
Property Owner	P & W Enterprises, Inc.	
Site Characteristics	Building Area/Space	30,497 sq. ft./1,900 sq. ft.
	Future Land Use Map	Commercial
	Zoning	C-2 (Corridor Commercial)
	Neighborhood	Oakwood
	Character District	Suburban
Surrounding Area	North	C-2: O'Reilly Auto Parts
	East	C-2: Retail shops; Cuts & Styles, #1 Nails, Liberty Tax
	South	C-2: Lido Inn
	West	C-2: Midway Pawn Supercenter



A. Summary of Request

- The site is located within the Midway Shopping Center, on the southeast corner of East Little Creek Road and Sewells Point Road.
- The applicant proposes to allow the existing restaurant, El Rey #2, to offer alcoholic beverages to its customers.

B. Plan Consistency

The proposed special exception is consistent with *plaNorfolk2030*, which designates this site as Commercial.

C. Zoning Analysis

i. General

- The site is located in the C-2 district, which permits the proposed use by special exception.

	Previous (El Rey #2)	Proposed (El Rey #2)
Hours of Operation and for the Sale of Alcoholic Beverages	No Alcohol (hours not regulated)	10:00 a.m. until 12:00 midnight, Monday through Friday 8:00 a.m. until 12:00 midnight, Saturday and Sunday
Seating Capacity	53 total capacity	49 seats indoors no seats outdoors 53 total capacity

ii. Parking

- The site is located within the Suburban Character District.
- Adding the sale of alcoholic beverages to an existing eating establishment does not require additional parking.
- The proposed establishment is not proposing an increase in occupancy or building floor area and no additional parking impacts are anticipated.

iii. Flood Zone

The property is located in the X Flood Zone, which is a low-risk flood zone.

D. Transportation Impacts

- No new trips are forecast related to the proposed addition of on-site alcohol sales at this existing restaurant.
- Little Creek Road adjacent to the site is not an identified priority corridor in the City of Norfolk Bicycle and Pedestrian Strategic Plan.

E. Historic Resources Impacts

- The building is not located within a federal, state, or local historic district.
 - Since the building on the site is at least 50 years old, it could potentially meet the criteria for designation as a federal, state or local historic resource under the Department of Historic Resources guidelines.

F. Public Schools Impacts

The site is located in the Crossroads Elementary School, the Norview Middle School and Norview High School Attendance Zones.

G. Environmental Impacts

- The applicant has agreed to make landscaping improvements to the site to bring the site closer to conformance with the landscaping and buffering requirements in the *Zoning Ordinance*.
 - Landscaping will be installed at the base of the existing sign.
- The new landscaping will also reduce the imperviousness of the site, which will reduce stormwater runoff.

H. AICUZ Impacts

N/A

I. Surrounding Area/Site Impacts

By requiring this use to conform to the conditions listed below, the addition of alcoholic beverages should not have a negative effect on the surrounding area.

J. Payment of Taxes

The owner of the property is current on all real estate taxes.

K. Civic League

Notice was sent to the Oakwood and Crossroads Civic Leagues on March 16.

L. Communication Outreach/Notification

- Legal notice was posted on the property on March 22.
- Letters were mailed to all property owners within 300 feet of the property on April 15.
- Legal notification was placed in *The Virginian-Pilot* on April 14 and April 21.

M. Recommendation

Staff recommends **approval** of the special exception request subject to the conditions below:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be from 10:00 a.m. until 12:00 midnight, Monday through Friday, and from 8:00 a.m. until 12:00 midnight, Saturday and Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.

- (b) The seating for the establishment shall not exceed 49 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 53 people.
- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation, the establishment operator shall be responsible for maintaining those portions of public rights-of-way improved by sidewalk and portions of any parking lot adjacent to the premises regulated by the special exception so as to keep such areas free of litter, refuse, solid waste, snow, ice, and any bodily discharge.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.
- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including

a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.

- (k) There shall be no entertainment, no dancing, and no dance floor provided.
- (l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (m) Neither the establishment nor any portion of it shall be leased, let, or used by any third party to stage an event for profit. No outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (n) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Attachments

Location Map

Zoning Map

1000' radii map of similar ABC establishments and Norfolk Public Schools

Application

Notice to the Oakwood and Crossroads Civic Leagues

Proponents and Opponents

Proponents

Luis M. Zepeda – Applicant
950 Alma Drive
Norfolk, VA 23518

Opponents

None

Form and Correctness Approved

Contents Approved: *MM.1*

By

[Signature]
Office of the City Attorney

By

[Signature]
DEPT.

NORFOLK, VIRGINIA

ORDINANCE No.

AN ORDINANCE GRANTING A SPECIAL EXCEPTION AUTHORIZING THE OPERATION OF AN EATING AND DRINKING ESTABLISHMENT NAMED "EL REY #2" ON PROPERTY LOCATED AT 849 EAST LITTLE CREEK ROAD.

- - -

BE IT ORDAINED by the Council of the City of Norfolk:

Section 1:- That a Special Exception is hereby granted to El Rey #2, LLC authorizing the operation of an eating and drinking establishment named "El Rey #2" on property located at 849 East Little Creek Road. The property which is the subject of this Special Exception is more fully described as follows:

Property fronts 260 feet, more or less, along the southern line of East Little Creek Road beginning 197 feet, more or less, from the eastern line of Sewells Point Road and extending eastwardly; premises also fronts 325 feet, more or less, along the northeast line of Sewells Point Road, beginning 195 feet, more or less, from the intersection of East Little Creek Road and Sewells Point Road and extending southeastwardly; premises numbered 849 East Little Creek Road.

Section 2:- That the Special Exception granted hereby shall be subject to the following conditions:

- (a) The hours of operation for the establishment and for the sale of alcoholic beverages shall be limited to 10:00 a.m. until 12:00 midnight, Monday through Friday, and 8:00 a.m. until 12:00 midnight on Saturday and Sunday. No use of the establishment outside of the hours of operation listed herein shall be permitted.
- (b) The seating for the establishment shall not exceed 49 seats indoors, no seats outdoors, and the total occupant capacity, including employees, shall not exceed 53 people.

- (c) This special exception shall terminate in the event of a change in ownership of the establishment and may be revoked in the event of a change in the operation of the establishment as described in the Description of Operations set forth in "Exhibit A," attached hereto, provided that no termination in the event of a change in ownership of the establishment shall be effective until 120 days after the change or until a new special exception is granted showing the new owner, whichever is earlier.
- (d) The establishment shall maintain a current, active business license at all times while in operation.
- (e) The establishment shall remain current on all food and beverages taxes and business personal property taxes which may become due while it is in operation.
- (f) No public telephone(s) shall be permitted on the exterior of the property. Any public phone(s) on the interior of the building shall be located in an area within full view of the establishment's staff and shall not be permitted within any restroom.
- (g) During all hours of operation the establishment operator shall be responsible for maintaining the property, those portions of public rights-of-way improved by sidewalk, and those portions of any parking lot adjacent to and used by customers of the premises regulated by the Special Exception so as to keep such areas free of litter, refuse, and both solid and liquid waste.
- (h) A menu shall be provided containing an assortment of foods which shall be made available at all times the establishment is open. A food menu and full dining service shall be available at the bar.
- (i) The business authorized by this special exception shall be conducted in accordance with the Description of Operations set forth in "Exhibit A," attached hereto. The representations made in "Exhibit A" shall be binding upon all owners, operators and managers who operate and/or manage

the premises covered by this special exception. Should any owner, operator or manager desire to operate the business in a manner different than as represented in "Exhibit A," a new special exception must be obtained prior to implementing such change. Where any limitation or representation contained in "Exhibit A" is inconsistent with any condition of this ordinance, the conditions of this ordinance shall govern.

- (j) The violation of any requirement, limitation, or restriction imposed by the Virginia ABC Commission shall be deemed a violation of this special exception. This special exception may be revoked for any violation of a general or specific condition, including a condition incorporated by reference and including a condition arising from requirements, limitations, or restrictions imposed by the ABC Commission or by Virginia law.
- (k) There shall be no entertainment, no dancing, and no dance floor provided.
- (l) Neither the establishment nor any portion of it shall be leased, let, or used to stage any private party and no outside promoter shall be permitted to use, operate, rent, or host any event on the premises.
- (m) A copy of this special exception ordinance and Exhibits shall be available on the premises at all times for inspection, and a notice indicating that this special exception ordinance and all amendments are kept on the premises and are available for review by any member of the general public shall be posted in a visible location. The notice shall also contain information on where and how to report violations of conditions and shall include the address of the zoning administrator.

Section 3:- That the City Council hereby determines that the Special Exception granted herein complies with each of the requirements of § 25-7 of the Zoning Ordinance of the City of Norfolk, 1992 (as amended), namely that:

- (a) The proposed use and development will be in harmony with the objectives and policies of the adopted

General Plan of Norfolk and with the general and specific purposes for which this ordinance was enacted and for which the regulations of the district in question were established;

- (b) The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located;
- (c) The proposed use and development will not have an adverse effect upon the character of the area or the public health, safety and general welfare. Conditions may be applied to the proposed use and development, as specified in section 25-8 below, to mitigate potential adverse impacts;
- (d) The proposed use and development will be constructed, arranged and operated so as not to interfere with the use and development of neighboring property in accordance with the applicable district regulations;
- (e) The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, parks, libraries, and schools;
- (f) The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets;
- (g) The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance;
- (h) The proposed use and development will not cause substantial air, water, soil or noise pollution or other types of pollution which cannot be mitigated;
- (i) The proposed use and development will not cause a negative cumulative effect, when its effect is considered in conjunction with the cumulative effect of various special exception uses of all types on the immediate neighborhood and the effect of the proposed type of special exception use on

the city as a whole;

- (j) The proposed use and development complies with all additional standards imposed on it by the particular provisions of the ordinance authorizing such use; and
- (k) No application for a special exception shall be recommended or granted until any and all delinquent real estate taxes owed to the City of Norfolk on the subject property have been paid.

Section 4:- That this ordinance shall be in effect from the date of its adoption.

ATTACHMENT:

Exhibit A (3 pages)



EXHIBIT "A"
Description of Operations
Eating and Drinking Establishment

Date 2-17-16

Trade name of business El Rey #2

Address of business 849 East Little Creek Rd. Norfolk VA 23518

Name(s) of business owner(s)* Luis Zepeda, Bertha Zepeda, Luis M. Zepeda - "El Rey #2, LLC"

X Name(s) of property owner(s)* P & W Enterprises, Inc.

Daytime telephone number (157) 621-5056

*If business or property owner is partnership, all partners must be listed.

*If business or property owner is an LLC or Corporation, all principals must be listed.

1. Proposed Hours of Operation:

Facility	Alcoholic Beverage Sales
Weekday From <u>10am</u> To <u>12am</u>	Weekday From <u>10am</u> To <u>12am</u>
Friday From <u>10am</u> To <u>12am</u>	Friday From <u>10am</u> To <u>12am</u>
Saturday From <u>8am</u> To <u>12am</u>	Saturday From <u>8am</u> To <u>12am</u>
Sunday From <u>8am</u> To <u>12am</u>	Sunday From <u>8am</u> To <u>12am</u>

2. Type of ABC license applied for (check all applicable boxes)

☒ On-Premises ☐ Off-Premises (additional application required)

3. Type of alcoholic beverage applied for

☒ Beer ☒ Wine ☒ Mixed Beverage

4. Will indoor or outdoor entertainment be provided?

(Entertainment consists of anything more than one, unamplified musician)

☐ Yes (Different application required) ☒ No

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

(Revised January, 2015)

Exhibit A – Page 2

Eating and Drinking Establishment

5. Will video games, pool tables, game boards or other types of games be provided?
☐ Yes (If more than 4, additional application required) ☒ No

5a. If yes, please describe type and number of each game to be provided

6. Will patrons ever be charged to enter the establishment?
☐ Yes ☒ No

6a. If yes, why

6b. Which days of the week will there be a cover charge (circle all applicable days)?

Monday Tuesday Wednesday Thursday Friday
Saturday Sunday

7. Will the facility or a portion of the facility be available for private parties?
☐ Yes ☒ No

7a. If yes, explain

8. Will a third party (promoter) be permitted to lease, let or use the establishment?
☐ Yes ☒ No

8a. If yes, explain

9. Will there ever be a minimum age limit?
☐ Yes ☒ No

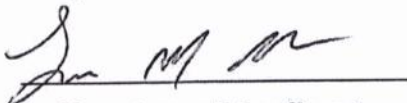
DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)

Exhibit A – Page 3
Eating and Drinking Establishment

10. Additional comments/ description/operational characteristics or prior experience:

Note: If smoking is permitted, then floor plans must be submitted showing all necessary building requirements for such facility



Signature of Applicant

Location Map



ELTON AVENUE

E LITTLE CREEK ROAD

EL REY #2

E LITTLE CREEK ROAD

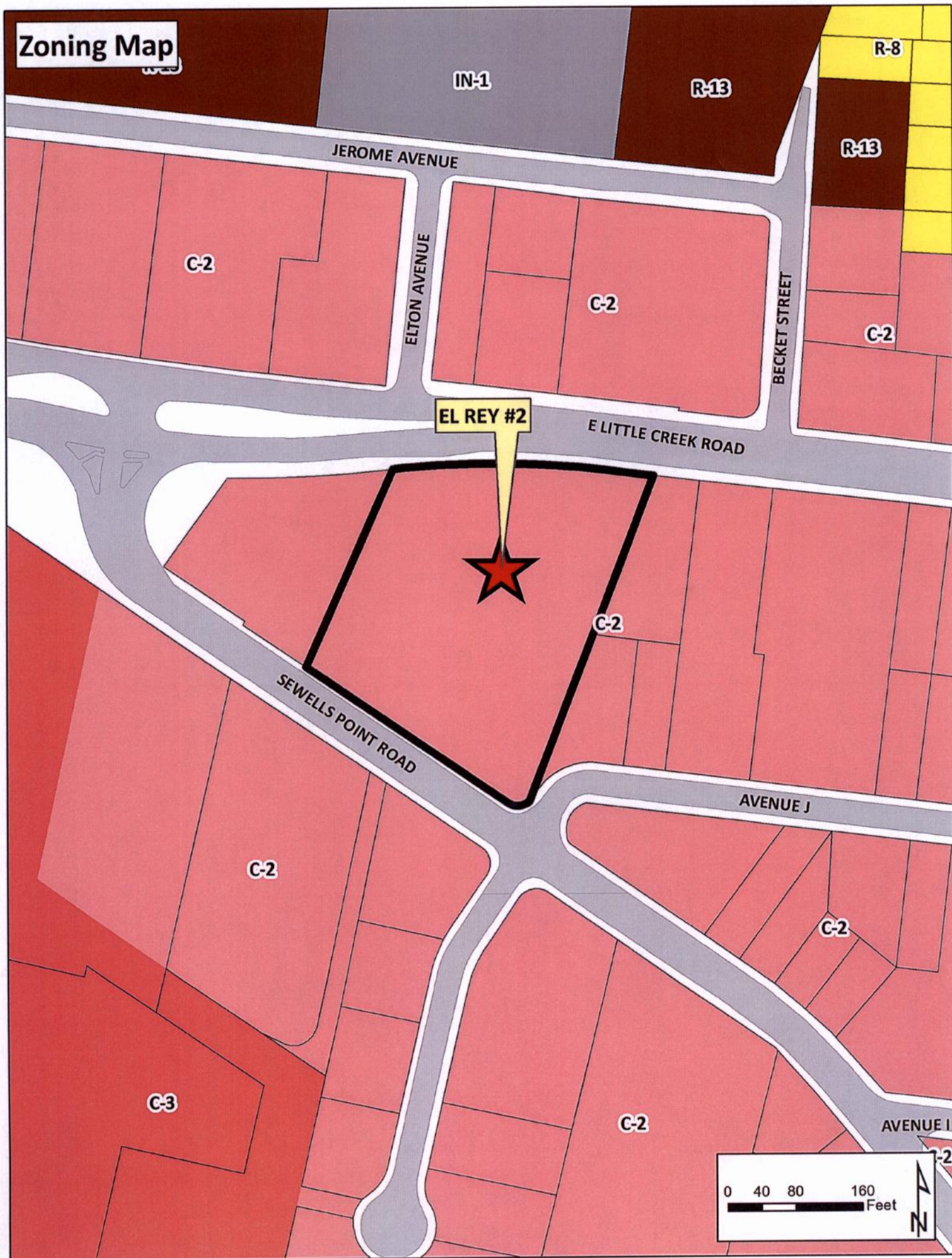
SEWELLS-POINT-ROAD

AVENUE J

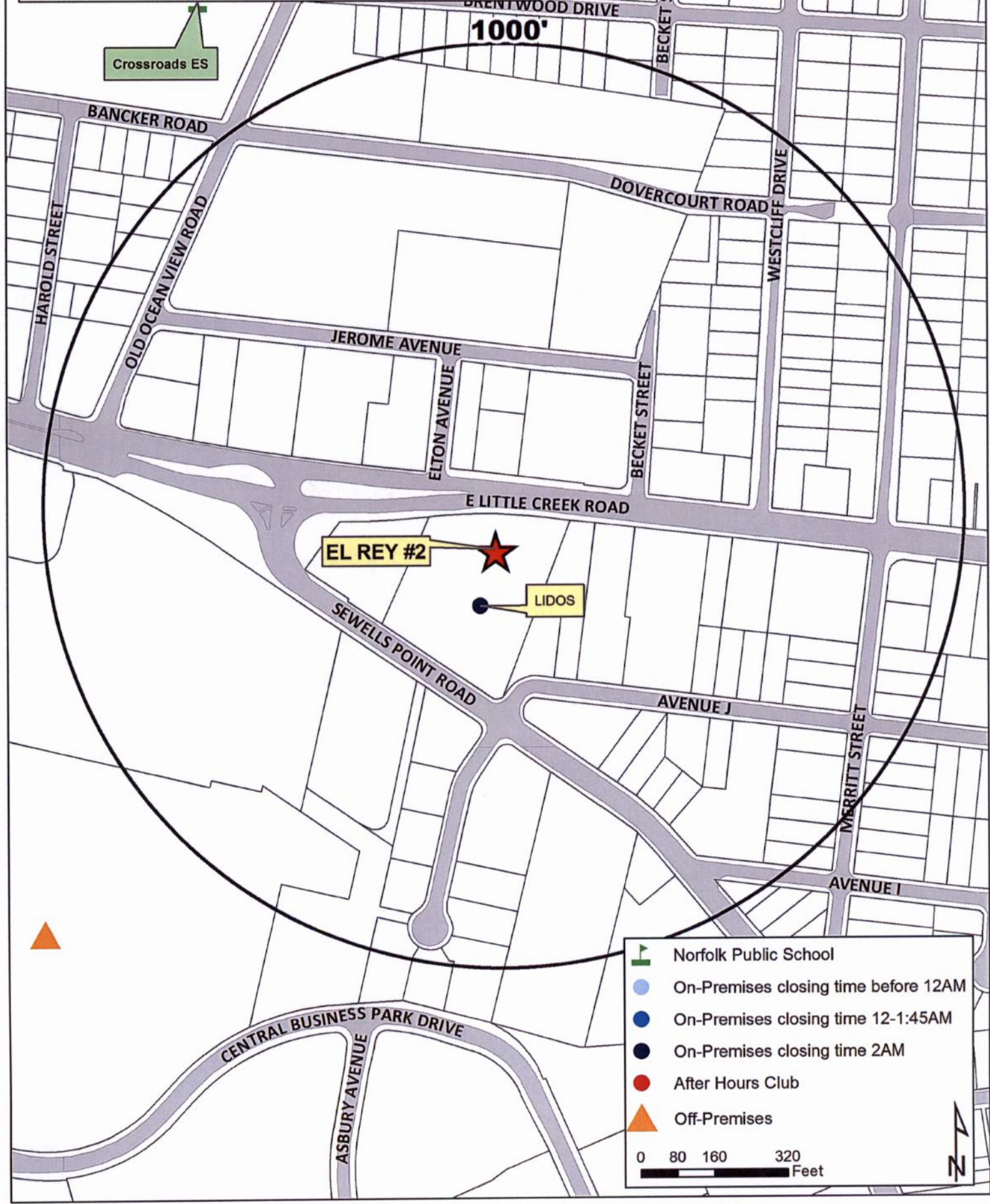
0 20 40 80 Feet



Zoning Map



Existing ABC Establishments & Norfolk Public Schools Proximity Map





Crossroads ES


1000'


EL REY #2


LIDOS


 Norfolk Public School

 On-Premises closing time before 12AM

 On-Premises closing time 12-1:45AM


 On-Premises closing time 2AM

 After Hours Club

 Off-Premises

0 80 160 320

Feet





APPLICATION
ADULT USE SPECIAL EXCEPTION
EATING AND DRINKING ESTABLISHMENT
(Please print)

Date 2-17-16

DESCRIPTION OF PROPERTY

Address 849 East Little Creek Rd. Norfolk VA

Existing Use of Property Restaurant

Proposed Use Same

Current Building Square Footage 1,900

Proposed Building Square Footage Same

Trade Name of Business (if applicable) El Rey #2

APPLICANT

(If applicant is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Zepeda, Luis M. (son) Zepeda, Bertha (mother)

1. Name of applicant: (Last) Zepeda (First) Luis (father) (MI) _____

Mailing address of applicant (Street/P.O. Box): 950 Alma Dr.

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of applicant (757) 589 3544 Fax () _____

E-mail address of applicant: zepedaluis1234@gmail.com

DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508

Norfolk, Virginia 23510

Telephone (757) 664-4752 Fax (757) 441-1569

**Application
Eating and Drinking Establishment
Page 2**

AUTHORIZED AGENT (if applicable)

(If agent is a LLC or a Corp./Inc., include name of official representative and/or all partners)

2. Name of applicant: (Last) Zepeda (First) Luis (MI) M. (son)

Mailing address of applicant (Street/P.O. Box): 950 Alma Dr.

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of applicant (757) 589-3174 Fax () _____

E-mail address of applicant: ZepedaLuis1234@gmail.com

PROPERTY OWNER

(If property owner is a LLC or a Corp./Inc., include name of official representative and/or all partners)

Laurie W. Shroder d.b.a. "P & W Enterprises, Inc."

3. Name of property owner: (Last) _____ (First) _____ (MI) _____

Mailing address of property owner (Street/P.O. box): P.O. Box 14396

(City) Norfolk (State) VA (Zip Code) 23518

Daytime telephone number of owner 757 621-5056 email: lwshroder@cox.net

CIVIC LEAGUE INFORMATION

Civic League contact: Oakwood civic league / Crossroads civic league

Date(s) contacted: 25th of January 2016 / 8th of January 2016

Ward/Super Ward information: Mary Simpson Jones / Hank Brown
757 339 5556 / 757 746 4688

DEPARTMENT OF CITY PLANNING

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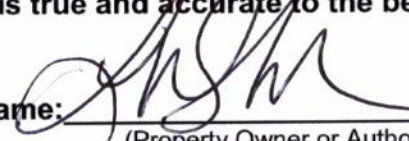
Application
Eating and Drinking Establishment
Page 3

REQUIRED ATTACHMENTS

- Required application fee, **\$355.00** (if check, make payable to the City of Norfolk).
 - Application fee includes a non-refundable \$5 technology surcharge.
- One 8½ inch x 11 inch copy of a floor plan prepared by a registered design professional drawn to scale showing seats/tables, restroom facilities, bar, ingress and egress, standing room, outdoor dining and total maximum capacity (see attached example)
- One 8½ x 14 inch or 11 x 17 inch copy of a physical survey, drawn to scale and showing site conditions and improvements (including portions of the right-of-way to the curb line):
 - Existing and proposed building structures
 - Driveways
 - Parking
 - Landscaping
 - Property lines (see attached example)
- One 8 ½ x 14 inch or 11 x 17 inch copy of a conceptual site plan drawn to scale and showing all proposed site improvements, landscaping, drive aisles and parking with dimensions, and proposed changes to parcel/property lines (including lease lines) if applicable.
- Completed Exhibit A, Description of Operations (attached)

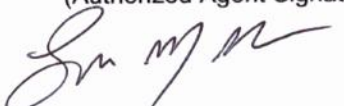
CERTIFICATION

I hereby submit this complete application and certify the information contained herein is true and accurate to the best of my knowledge:

K Print name:  Sign: Laurie W. Shroder 12-12-16
(Property Owner or Authorized Agent of Signature) (Date)

Print name: Luis M. Zepeda Sign:  1/1/
(Applicant) (Date)

ONLY NEEDED IF APPLICABLE:

Print name: Luis M. Zepeda Sign: 2-17-16 1/1/
(Authorized Agent Signature) (Date)


DEPARTMENT OF CITY PLANNING

810 Union Street, Room 508
Norfolk, Virginia 23510
Telephone (757) 664-4752 Fax (757) 441-1569
(Revised January, 2015)



FOR THE PEOPLE PROJECTS, LLC
PROJECT MANAGEMENT | OWNER REPRESENTATION
8834 GRANBY STREET | NORFOLK, VA 23503
757.828.5911
JEN@FORTHEPEOPLEPROJECTS.COM

REVISIONS:

DESIGNER OF RECORD:

EL REY #2 - EXISTING CONDITIONS

849 E. LITTLE CREEK RD. NORFOLK, VA 23518

EXISTING FLOOR PLAN

DATE:

12.17.15

PROJECT NO:

2015-117

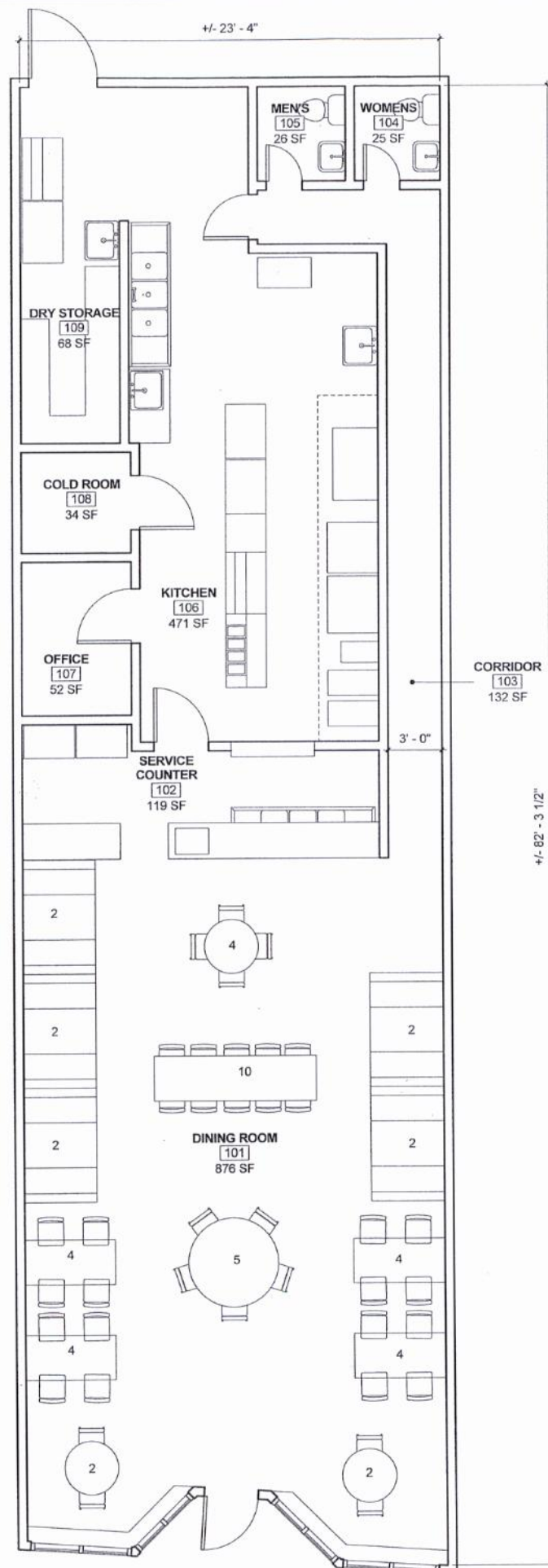
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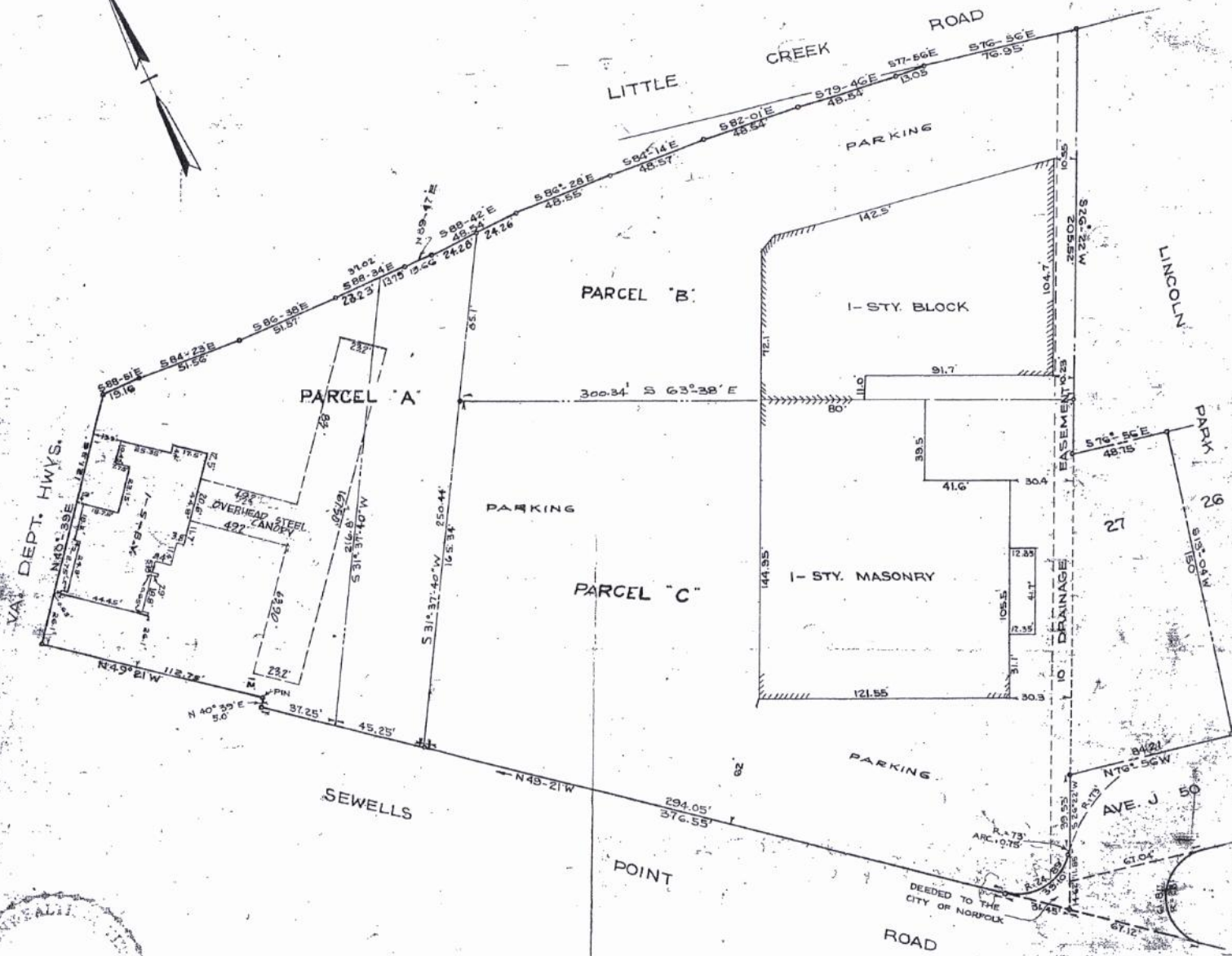
JCS

A101

01 of 1

FIRST FLOOR
1/4" = 1'-0"





THIS IS TO CERTIFY THAT I ON MAY 1955 SURVEYED THE PROPERTY SHOWN ON THIS PLAT AND THAT THE TITLE LINES AND THE WALLS OF THE BUILDINGS ARE SHOWN ON THIS PLAT. THE BUILDINGS STANDS STRICTLY WITHIN THE TITLE LINES AND THERE ARE NO ENCROACHMENTS OF OTHER BUILDINGS ON THE PROPERTY, EXCEPT AS SHOWN.

SIGNED: *A. Stuart Baldwin*

REVISED PLAT: JAN. 9, 1955 *A. Stuart Baldwin*

REVISED PLAT: FEB. 26, 1956 *A. S. B.*

REVISED PLAT: OCTOBER 3, 1961 *A. Stuart Baldwin*

REVISED PLAT: DECEMBER 15, 1961 *A. Stuart Baldwin*

PHYSICAL FOR SURVEY
GEORGE N. GABRIEL
NORFOLK, VA.

SCALE 1" = 50'

MAY 1955

JNO. M. BALDWIN C.E.
R.S. BALDWIN C.L.S.

51-T-230

Simons, Matthew

From: Straley, Matthew
Sent: Wednesday, March 16, 2016 1:57 PM
To: 'mjones176@cox.net'; 'hankmech99@cox.net'
Cc: Johnson, Mamie; Williams, Angelia M.; Herbst, James; Simons, Matthew
Subject: new Planning Commission application
Attachments: ElRay.pdf

Ms. Simpson-Jones and Mr. Brown,

Attached please find the following application for a special exception to operate an eating and drinking establishment at 849 E. Little Creek Road, suite 849.

The purpose of the request is to allow the existing restaurant to offer alcoholic beverages to its dine-in customers.

The item is tentatively scheduled for the April 28, 2016 Planning Commission public hearing.

Staff contact: Matt Simons at (757) 664-4750, matthew.simons@norfolk.gov

Thank You.

Matthew Straley
GIS Technician II


City Planning
810 Union Street, Suite 508
Norfolk, VA 23510
757-664-4769

Connect with us:
www.norfolk.gov



Simons, Matthew

From: CROSSROADS CIVIC LEAGUE <crossroads.norfolk.cares@gmail.com>
Sent: Thursday, April 28, 2016 3:16 PM
To: Simons, Matthew
Subject: Re: Special exemption permit for El Rey #2

Luis M. Zepeda the owner of El Rey #2 spoke to the Crossroads civic league in January about his restaurant trying to get a special exemptions permit. We held it over for 30 days for the members to evaluate and vote on. We as the Crossroads civic league do not have any issues with El Rey #2 being a restaurant that servers alcohol. As long as it does not convert to a bar that serves food.

Gary F
Crossroads civic league
Cos